

**FIRST AMENDED AND RESATED MANAGEMENT CERTIFICATE  
OF  
WATERMILL RESIDENTIAL COMMUNITY, INC.**

**THIS DOCUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF WATERMILL RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 23006223, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.**

The undersigned, being an officer of Watermill Residential Community, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Watermill.
2. The name of the Association: Watermill Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Hays County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Watermill, recorded as Document No. 22054609, in the Official Public Records of Hays County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Watermill Residential Community, Inc., 700 Market Street, Building 3, Cedar Park, Texas 78613.
6. The name, mailing address, telephone number and email address of the person managing the Association:

|                   |  |
|-------------------|--|
| Name:             | Watermill Residential Community, Inc.                  |
| Attn:             | Doug Plas  |
| Mailing Address:  | 700 Market Street, Building 3, Cedar Park, Texas 78613 |
| Telephone Number: | 512-918-8100   |
| Email Address:    | pamco@pamcotx.com                                      |

7. Website to access the Association's dedicatory instruments:  
<http://pamcotx.com>.

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$100.00

Resale Certificate Fee – \$375.00

Transfer Fee - \$200.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

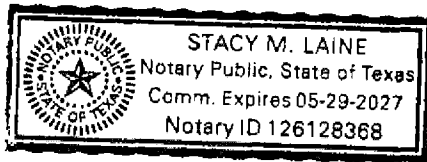
**WATERMILL RESIDENTIAL COMMUNITY,  
INC., a Texas nonprofit corporation**

By: Keri Rhodes  
Printed Name: Keri Rhodes  
Title: Director

STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me on the 27 day of July, 2013, by Keri Rhodes, the Director Watermill Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Stacy M Laine  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Watermill, recorded under Document No. 22054609, Official Public Records of Hays County, Texas, as same may be amended or supplemented from time to time.
2. Watermill Community Manual, recorded under Document No. 22055844, Official Public Records of Hays County, Texas, as same may be amended or supplemented from time to time.
3. Watermill Adoption of Working Capital Assessment, recorded under Document No. 22055840, Official Public Records of Hays County, Texas, as same may be amended or supplemented from time to time.
4. Notice of Plat Recordation for Watermill [Phase 1], recorded under Document No. 22057154, Official Public Records of Hays County, Texas.
5. Notice of Plat Recordation for Watermill [Phase 2], recorded under Document No. 23027030, Official Public Records of Hays County, Texas.

ATTACHMENT 1

FIRST AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE  
WATERMILL

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

23027305 CERTIFICATE  
07/27/2023 02:44:40 PM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

A handwritten signature in cursive script that reads "Elaine H. Cárdenas".